



**Fredericton and Region
Residential Market Activity and
MLS® Home Price Index Report
April 2026**



Prepared for the New Brunswick REALTORS® du Nouveau Brunswick by the Canadian Real Estate Association. All present and historical information contained within this report is based on the full set of data collected on the first calendar day of the month, and cannot be directly compared to previous reports due to possible revisions in the data.

Actual	April 2026	Compared to ⁸					
		April 2025	April 2024	April 2023	April 2021	April 2019	April 2016
Sales Activity	238	-4.4%	-11.2%	12.3%	-37.7%	-10.9%	13.9%
Dollar Volume	\$93,913,843	-2.4%	-3.2%	32.3%	-7.8%	69.1%	134.1%
New Listings	391	6.8%	13.3%	40.1%	-13.9%	-17.5%	-23.3%
Active Listings	677	13.0%	32.0%	43.4%	30.9%	-39.9%	-63.1%
Sales to New Listings Ratio ¹	60.9	68.0	77.7	76.0	84.1	56.3	41.0
Months of Inventory ²	2.8	2.4	1.9	2.2	1.4	4.2	8.8
Average Price	\$394,596	2.1%	9.0%	17.9%	48.0%	89.7%	105.6%
Median Price	\$395,000	1.9%	9.7%	20.1%	50.0%	88.1%	110.1%
Sale to List Price Ratio ³	99.7	101.3	101.7	100.8	103.4	95.7	95.5
Median Days on Market	20.0	19.0	18.0	18.0	17.0	32.0	49.0

Year-to-Date	April 2026	Compared to ⁸					
		April 2025	April 2024	April 2023	April 2021	April 2019	April 2016
Sales Activity	608	-2.1%	-5.1%	0.5%	-40.6%	-12.0%	6.3%
Dollar Volume	\$225,896,223	-1.5%	3.1%	17.9%	-14.4%	71.5%	118.4%
New Listings	1,079	7.0%	11.9%	18.8%	-16.9%	-17.3%	-36.1%
Active Listings ⁴	544	9.3%	25.8%	34.0%	20.9%	-44.4%	-65.7%
Sales to New Listings Ratio ⁵	56.3	61.6	66.5	66.6	78.8	53.0	33.9
Months of Inventory ⁶	3.6	3.2	2.7	2.7	1.8	5.7	11.1
Average Price	\$371,540	0.6%	8.7%	17.3%	44.1%	94.9%	105.5%
Median Price	\$371,000	4.5%	10.7%	18.5%	49.3%	106.1%	113.6%
Sale to List Price Ratio ⁷	98.7	100.2	100.5	99.9	101.3	95.2	94.4
Median Days on Market	22.0	21.0	20.0	19.0	18.0	43.0	69.0

¹ Sales / new listings * 100; compared to levels from previous periods.

² Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price / list price * 100; average for all homes sold in the current month.

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

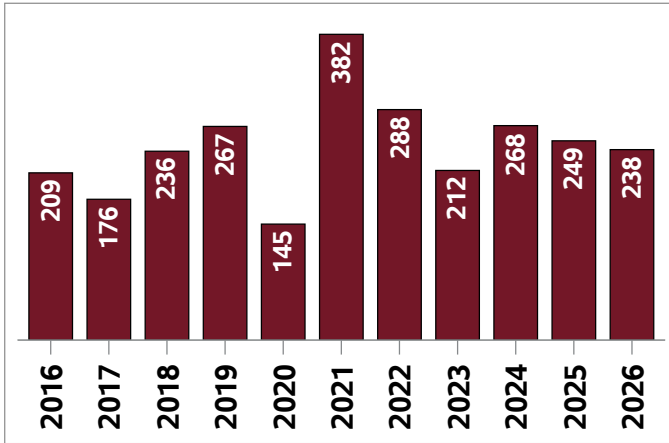
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

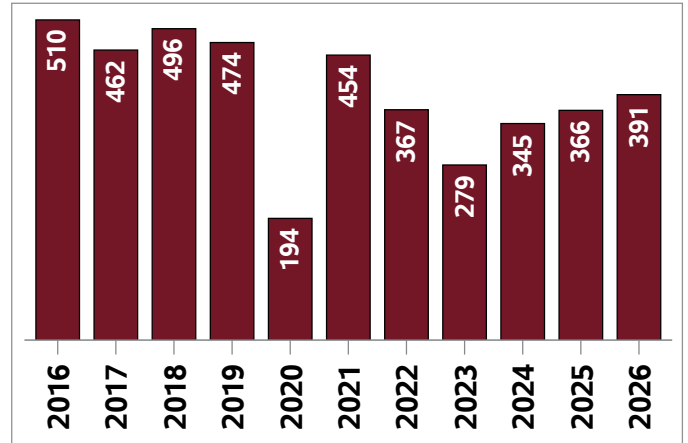
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

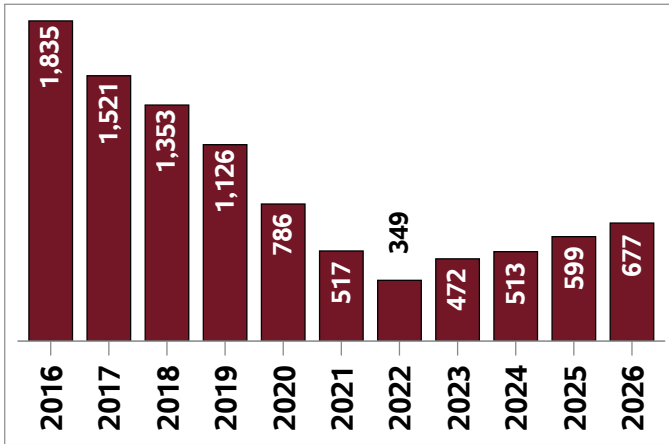
Sales Activity
(April only)



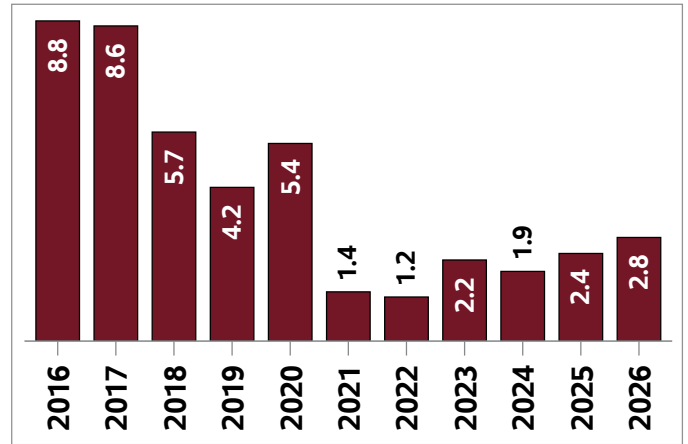
New Listings
(April only)



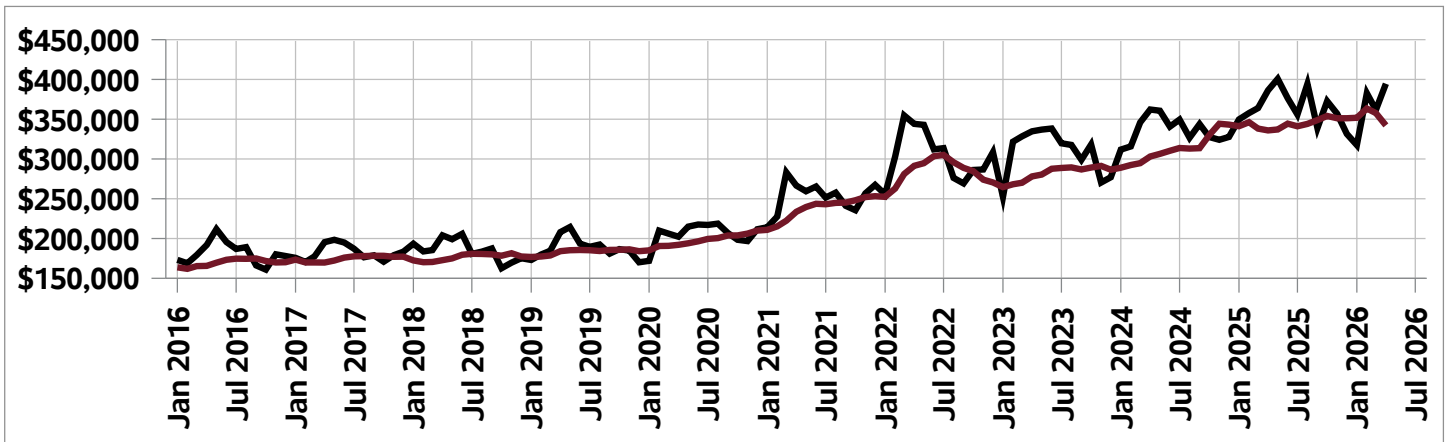
Active Listings
(April only)



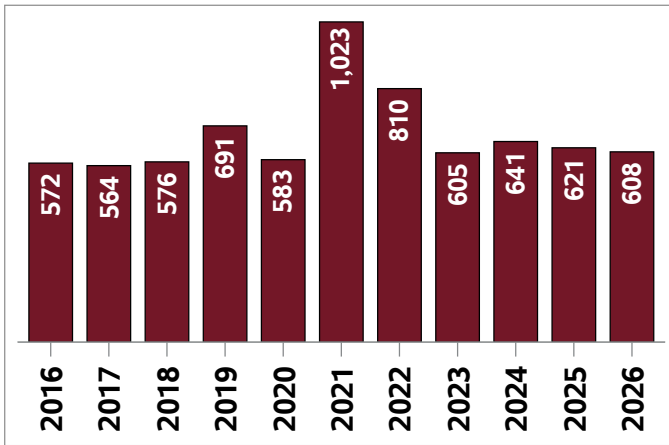
Months of Inventory
(April only)



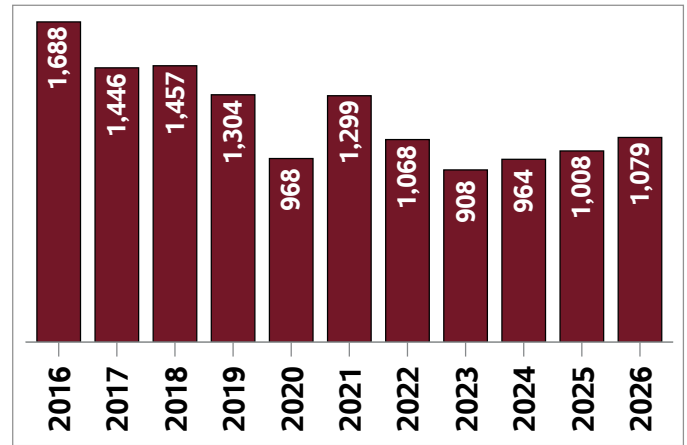
MLS® HPI Composite Benchmark Price and Average Price



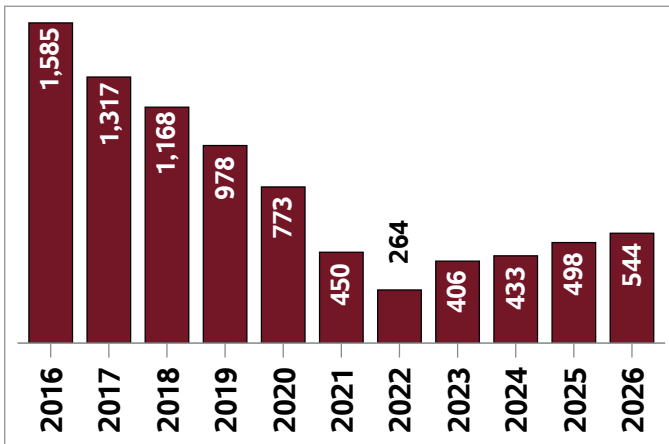
**Sales Activity
(April Year-to-Date)**



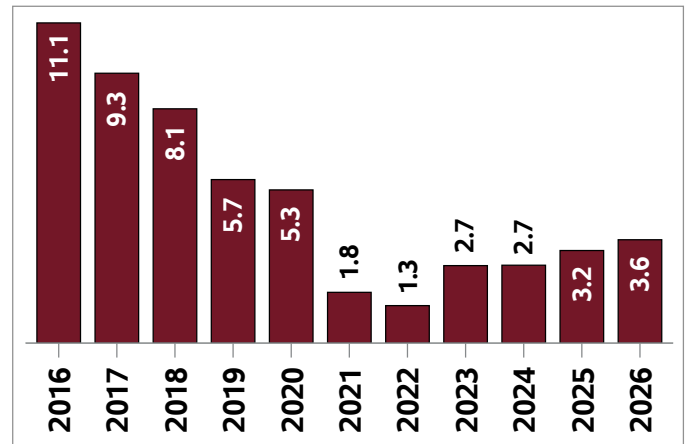
**New Listings
(April Year-to-Date)**



**Active Listings ¹
(April Year-to-Date)**



**Months of Inventory ²
(April Year-to-Date)**



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

² Average active listings January to the current month / average sales January to the current month.

Actual	April 2026	Compared to ⁸					
		April 2025	April 2024	April 2023	April 2021	April 2019	April 2016
Sales Activity	208	-9.2%	-15.1%	7.8%	-38.8%	-10.7%	8.3%
Dollar Volume	\$83,242,367	-7.8%	-8.2%	25.4%	-10.4%	67.6%	121.8%
New Listings	340	2.1%	10.7%	42.3%	-13.7%	-19.0%	-26.2%
Active Listings	573	7.5%	28.8%	42.5%	32.0%	-42.0%	-64.6%
Sales to New Listings Ratio ¹	61.2	68.8	79.8	80.8	86.3	55.5	41.6
Months of Inventory ²	2.8	2.3	1.8	2.1	1.3	4.2	8.4
Average Price	\$400,204	1.5%	8.2%	16.4%	46.4%	87.8%	104.7%
Median Price	\$403,500	2.2%	9.5%	18.7%	50.6%	83.4%	105.9%
Sale to List Price Ratio ³	99.6	101.2	101.6	100.9	103.4	95.8	95.4
Median Days on Market	20.0	19.0	19.0	17.0	17.0	32.0	46.0

Year-to-Date	April 2026	Compared to ⁸					
		April 2025	April 2024	April 2023	April 2021	April 2019	April 2016
Sales Activity	536	-5.3%	-5.3%	0.0%	-41.1%	-12.4%	1.1%
Dollar Volume	\$200,260,947	-5.4%	1.6%	15.3%	-16.0%	70.0%	108.1%
New Listings	931	2.1%	9.3%	17.3%	-17.5%	-19.7%	-37.9%
Active Listings ⁴	461	5.1%	23.2%	31.4%	19.9%	-45.7%	-66.6%
Sales to New Listings Ratio ⁵	57.6	62.1	66.4	67.5	80.6	52.8	35.4
Months of Inventory ⁶	3.4	3.1	2.6	2.6	1.7	5.6	10.4
Average Price	\$373,621	-0.1%	7.3%	15.3%	42.6%	94.1%	105.8%
Median Price	\$378,864	5.5%	9.6%	16.6%	50.0%	107.6%	116.5%
Sale to List Price Ratio ⁷	98.5	100.2	100.5	99.9	101.3	95.2	94.3
Median Days on Market	22.0	21.0	20.0	20.0	17.0	42.0	67.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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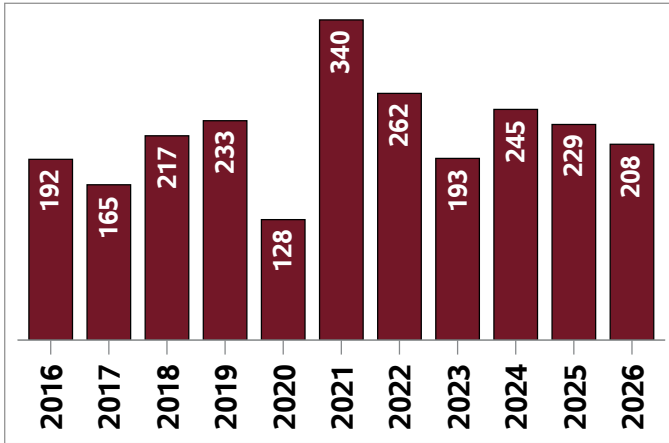
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

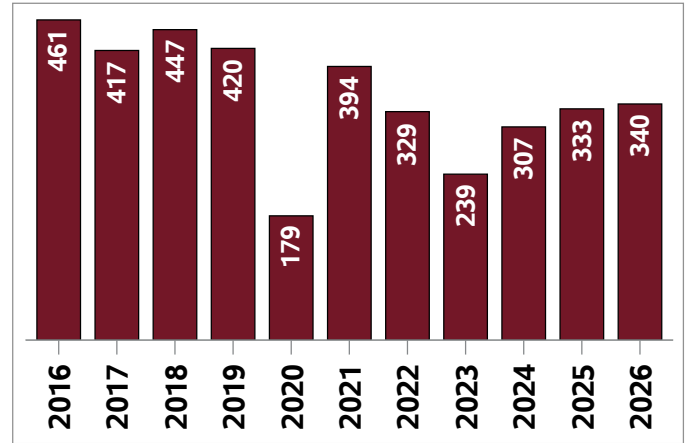
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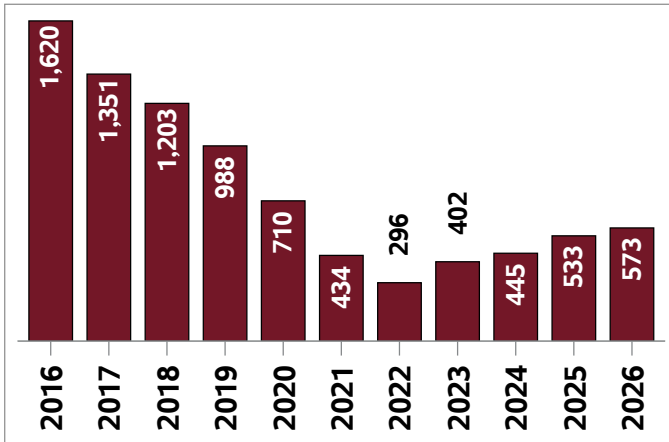
Sales Activity
(April only)



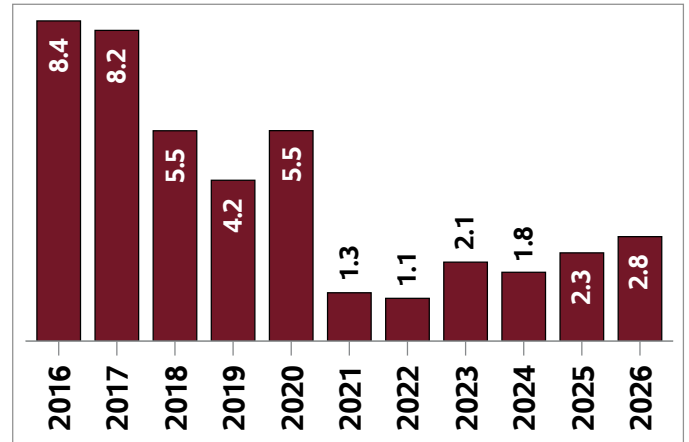
New Listings
(April only)



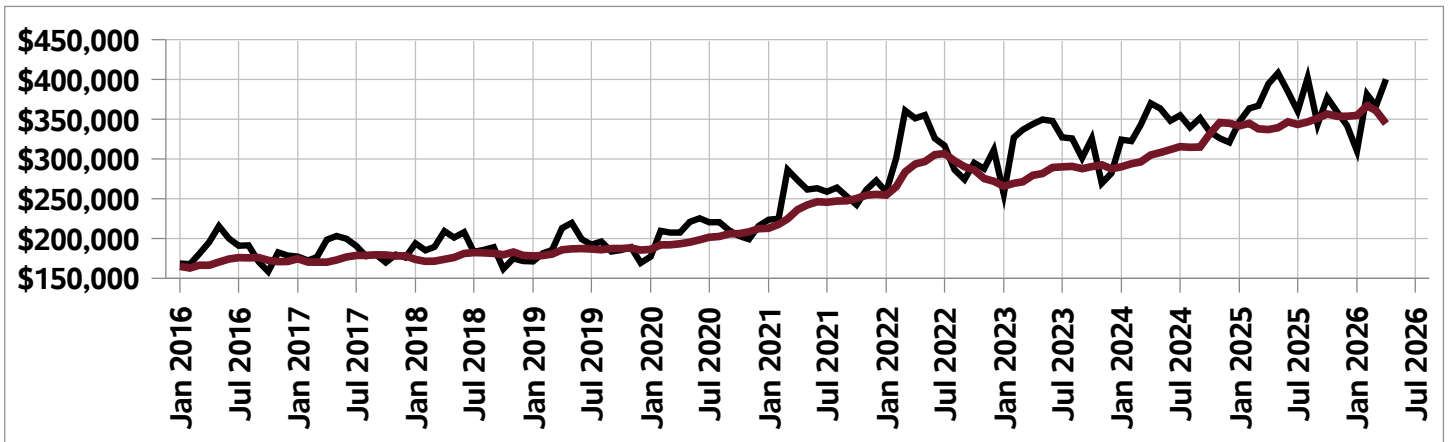
Active Listings
(April only)



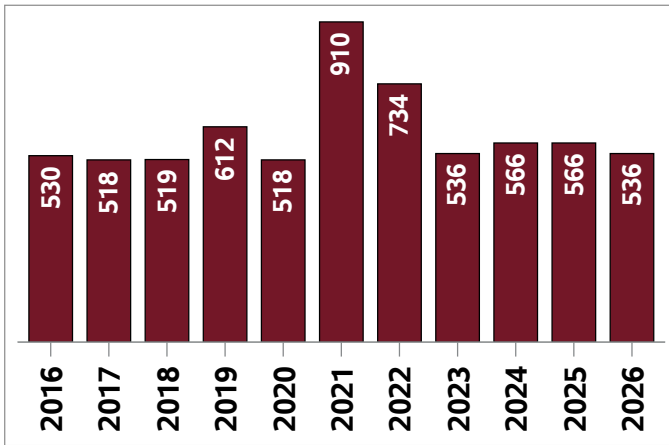
Months of Inventory
(April only)



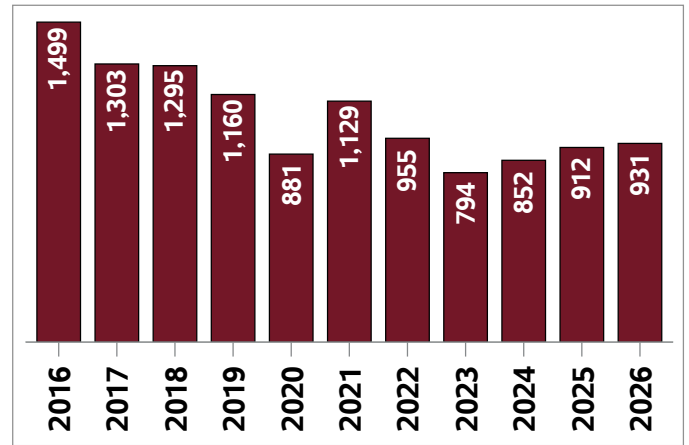
MLS® HPI Single Family Benchmark Price and Average Price



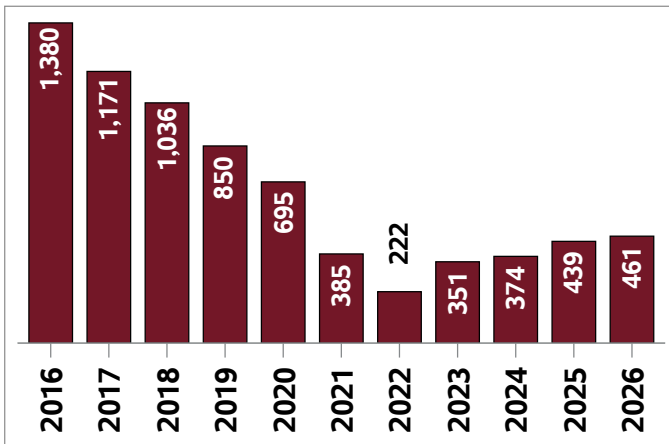
Sales Activity
(April Year-to-Date)



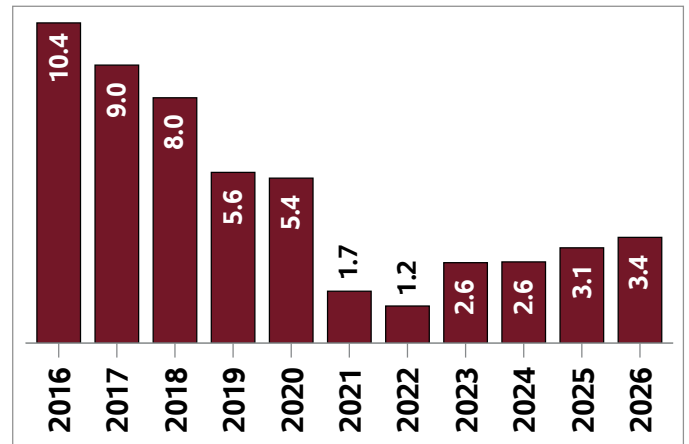
New Listings
(April Year-to-Date)



Active Listings ¹
(April Year-to-Date)



Months of Inventory ²
(April Year-to-Date)



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² Average active listings January to the current month / average sales January to the current month.

Actual	April 2026	Compared to ⁸					
		April 2025	April 2024	April 2023	April 2021	April 2019	April 2016
Sales Activity	12	33.3%	20.0%	0.0%	-14.3%	0.0%	140.0%
Dollar Volume	\$3,515,200	20.7%	40.8%	13.7%	20.5%	76.8%	396.5%
New Listings	13	0.0%	30.0%	-13.3%	-13.3%	-40.9%	0.0%
Active Listings	24	41.2%	166.7%	84.6%	166.7%	-20.0%	-68.0%
Sales to New Listings Ratio ¹	92.3	69.2	100.0	80.0	93.3	54.5	38.5
Months of Inventory ²	2.0	1.9	0.9	1.1	0.6	2.5	15.0
Average Price	\$292,933	-9.5%	17.3%	13.7%	40.6%	76.8%	106.9%
Median Price	\$279,950	-8.2%	22.4%	13.2%	48.3%	72.3%	129.5%
Sale to List Price Ratio ³	100.3	99.6	105.5	102.6	102.5	96.6	96.7
Median Days on Market	22.0	23.0	17.5	16.0	12.0	21.0	107.0

Year-to-Date	April 2026	Compared to ⁸					
		April 2025	April 2024	April 2023	April 2021	April 2019	April 2016
Sales Activity	22	57.1%	-31.3%	-45.0%	-37.1%	-21.4%	37.5%
Dollar Volume	\$6,668,200	58.2%	-18.1%	-34.9%	-6.0%	49.2%	138.0%
New Listings	42	40.0%	23.5%	-22.2%	2.4%	-4.5%	-41.7%
Active Listings ⁴	16	71.1%	140.7%	62.5%	116.7%	-39.8%	-79.9%
Sales to New Listings Ratio ⁵	52.4	46.7	94.1	74.1	85.4	63.6	22.2
Months of Inventory ⁶	3.0	2.7	0.8	1.0	0.9	3.9	20.3
Average Price	\$303,100	0.6%	19.2%	18.3%	49.5%	89.9%	73.1%
Median Price	\$282,250	0.8%	12.6%	12.9%	53.4%	82.1%	73.2%
Sale to List Price Ratio ⁷	99.7	99.9	101.7	102.1	101.5	96.0	96.1
Median Days on Market	24.5	16.5	16.5	14.0	13.0	38.5	99.0

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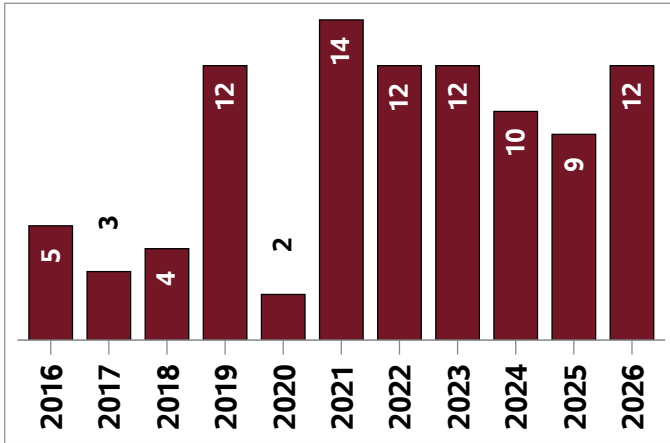
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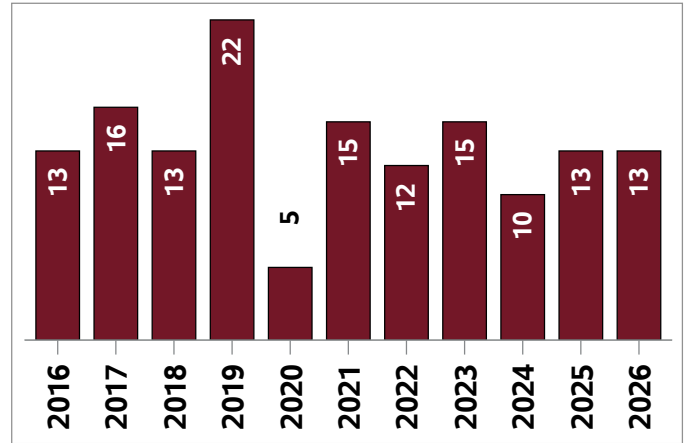
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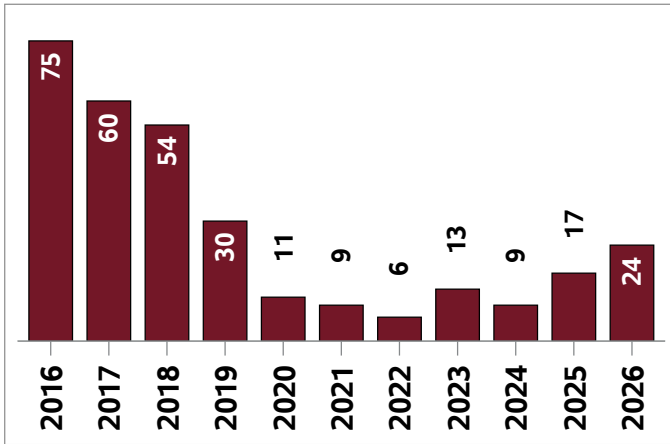
**Sales Activity
(April only)**



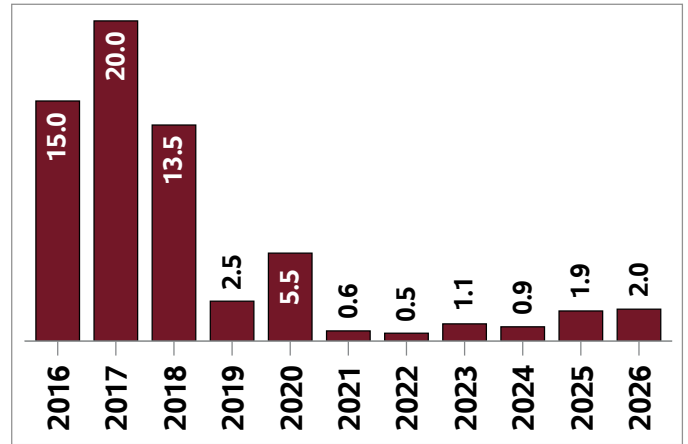
**New Listings
(April only)**



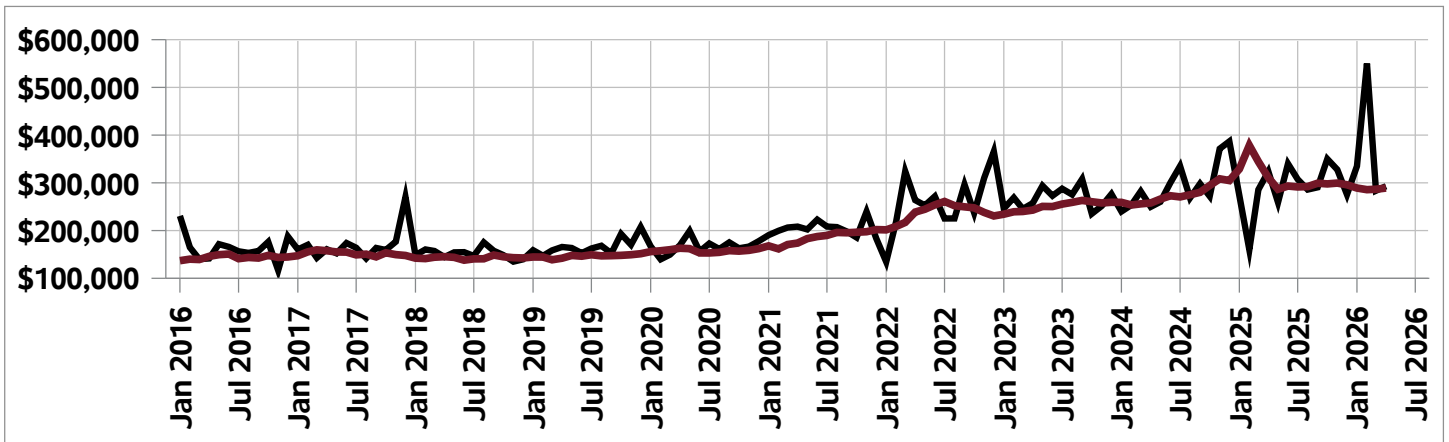
**Active Listings
(April only)**



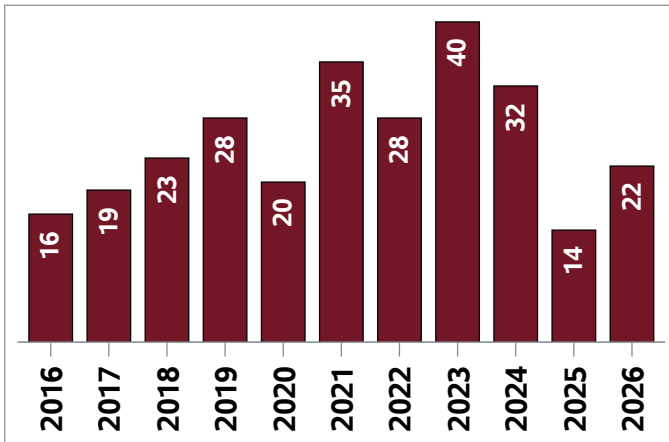
**Months of Inventory
(April only)**



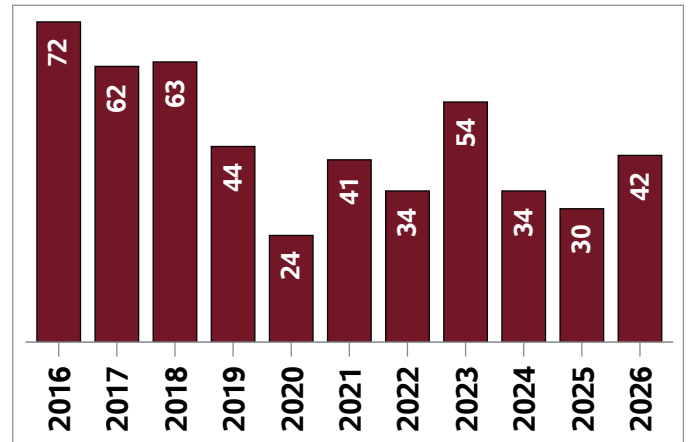
MLS® HPI Apartment Benchmark Price and Average Price



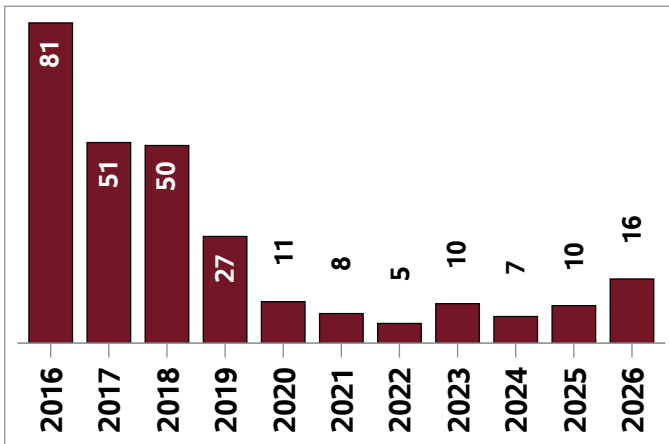
**Sales Activity
(April Year-to-Date)**



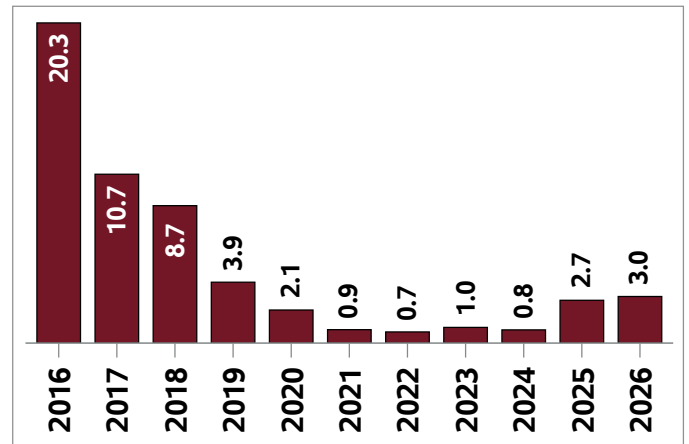
**New Listings
(April Year-to-Date)**



**Active Listings ¹
(April Year-to-Date)**



**Months of Inventory ²
(April Year-to-Date)**



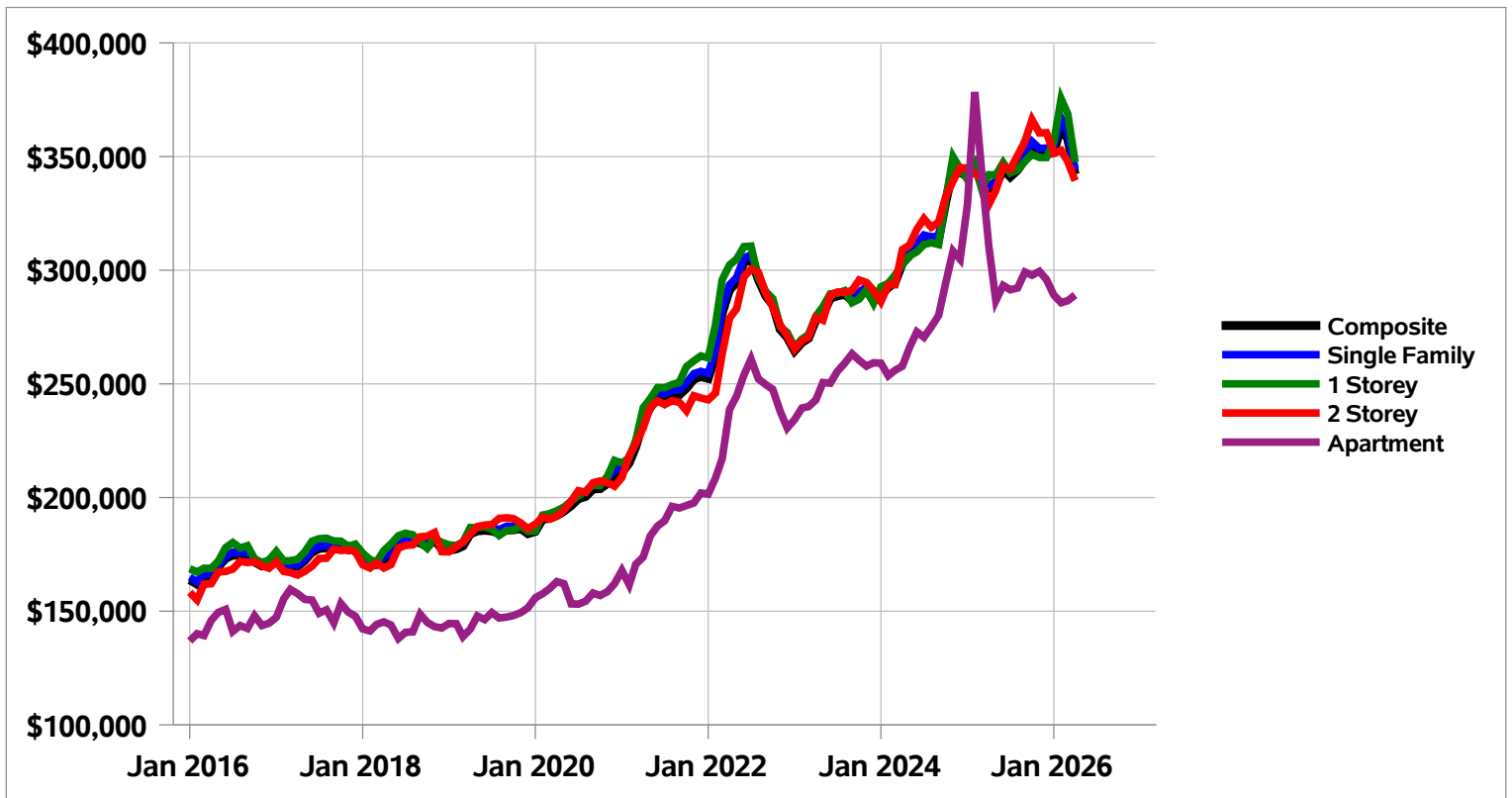
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MLS® Home Price Index Benchmark Price

Benchmark Type:	April 2026	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$342,200	-4.3	-2.7	-3.4	1.9	23.0	46.5
Single Family	\$344,500	-4.5	-2.9	-3.4	2.2	23.3	45.8
One Storey	\$347,600	-5.7	-2.5	-1.0	1.6	24.3	45.1
Two Storey	\$339,400	-2.4	-3.4	-7.3	3.2	21.5	47.2
Apartment	\$289,100	0.9	0.0	-2.9	-7.0	19.0	66.3

MLS® HPI Benchmark Price



Composite

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Private supply
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1553
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers
Year Built	1987

Single Family

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Private supply
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1579
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	18567
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers
Year Built	1985

1 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Bedrooms	4
Below Ground Bedrooms	1
Exterior Walls	Siding
Freshwater Supply	Private supply
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1495
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	21417
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers
Year Built	1988

2 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Private supply
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1767
Half Bathrooms	1
Heating	Baseboards
Heating Fuel	Electricity
Lot Size	15850
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers
Year Built	1979

Apartment 

Features	Value
Above Ground Bedrooms	2
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	1326
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	5
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers
Year Built	2008